

## EVERGREEN•EAST HILLS VISION STRATEGY

### SUMMARY OF MAJOR DEVELOPMENT APPLICATIONS

**Arcadia Property** – 81-acre site on the west side of Capitol Expressway, south of Eastridge Mall.

GP05-08-01A: General Plan Amendment to change the Land Use/Transportation Diagram from Medium Low Density Residential, Industrial Park, Public/Quasi-Public, Office, and Public Park/Open Space to Mixed Use with No Underlying Land Use Designation.

PDC05-050: Planned Development Rezoning to allow up to 1,875 residential units (275 townhomes and 1,600 apartments/condos), up to 100,000 square feet of commercial and 18 acres of park/open space (14 acres reserved for park/sports fields and community center).

**Pleasant Hills Golf Course** – 114-acre site at the northeast corner of White and Tully, just east of Lake Cunningham Park.

GP05-08-01B: General Plan Amendment to change the Land Use/Transportation Diagram from Private Recreation to Medium Density Residential and Public Park/Open Space.

PDC05-051: Planned Development Pre-zoning to allow up to 825 single-family residences (675 detached and 150 attached), 16 acres of park open space (10 acres reserved for park/sports fields and potential school).

**Campus Industrial Properties** – 320 acres, located east of Yerba Buena Road at the base of the east foothills.

#### **I) 175-acre Berg property**

GP05-08-01C: General Plan Amendment to change the Land Use/Transportation Diagram from Campus Industrial to Medium Density Residential *or* Medium Low Density Residential *or* Low Density Residential; and Public Park/Open Space.

PDC05-048: Planned Development Rezoning to allow up to 1,100 single-family attached and detached residences, 24 acres of park/open space (10 acres reserved for public park and potential school).

#### **II) 24-acre IDS property**

GP05-08-01D: General Plan Amendment to change the Land Use/Transportation Diagram from Campus Industrial to Medium Density Residential *or* Medium Low Density Residential; Public Park/Open Space; and realignment of a Major Collector.

PDC05-049: Planned Development Rezoning to allow up to 225 single-family detached residences.

#### **III) 120-acre Legacy property**

GP05-08-01E: General Plan Amendment to change the Land Use/Transportation Diagram from Campus Industrial to Medium Density Residential *or* Medium Low Density Residential; Public Park/Open Space; and realignment of a Major Collector.

PDC05-052: Planned Development Rezoning to allow up to 675 single-family detached residences, and 39 acres of park/open space (7 acres reserved for little league fields).

**Evergreen Valley College** – 27-acre portion of the College, located adjacent to the existing shopping center on the corner of San Felipe Road and Yerba Buena Road.

GP05-08-01F: General Plan Amendment to change the Land/Use Transportation Diagram from Public/Quasi-Public to Mixed Use with No Underlying Land Use Designation.

PDC05-053: Planned Development Rezoning to allow up to 500 residential units (50 townhomes and 450 apartments), up to 195,000 square feet of commercial and office uses, and a public library.

Note: Information based on General Plan Amendment and Planned Development Rezoning applications submitted by developers group May 2005 and conceptual site plan exhibits presented at November 16, 2005 Task Force Meeting.

Summary of Major Development Applications				
Site	Acreage	Residential Units	Commercial /Office	Park/Open Space, School, Library
<u>Pleasant Hills</u> (GP05-08-01B, PDC05-051)	114	825 (675 detached, 150 attached)	0	16 acres (10 acres reserved for park/sports field and potential school)
<u>Evergreen Valley College</u> (GP05-08-01F, PDC05-053)	27	500 (50 townhomes, 450 apartments)	195,000sf	2 acres for a Public Library
<u>Campus Industrial: Berg</u> (GP05-08-01C, PDC05-048)	175	1,100	0	24 acres (10 acres reserved for park/open space and potential school)
<u>Campus Industrial: IDS</u> (GP05-08-01D, PDC05-049)	24	225	0	
<u>Campus Industrial: Legacy</u> (GP05-08-01E, PDC05-052)	120	675	0	39 acres (7 acres reserved for little league fields)
<u>Arcadia</u> (GP05-08-01A, PDC05-050)	81	1,875 (275 townhomes, 1,600 apartments/condos)	100,000sf	18 acres (14 acres reserved for park/sports fields and community center)
<b>Total</b>	<b>541</b>	<b>5,200</b>	<b>295,000sf</b>	<b>99 acres</b>

Note: Information based on General Plan Amendment and Planned Development Rezoning applications submitted by developers group May 2005 and conceptual site plan exhibits presented at November 16, 2005 Task Force Meeting.